

**VOLUME II:  
FREMONT COUNTY**

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# Fremont County

## DEMOGRAPHICS

### Population Estimates

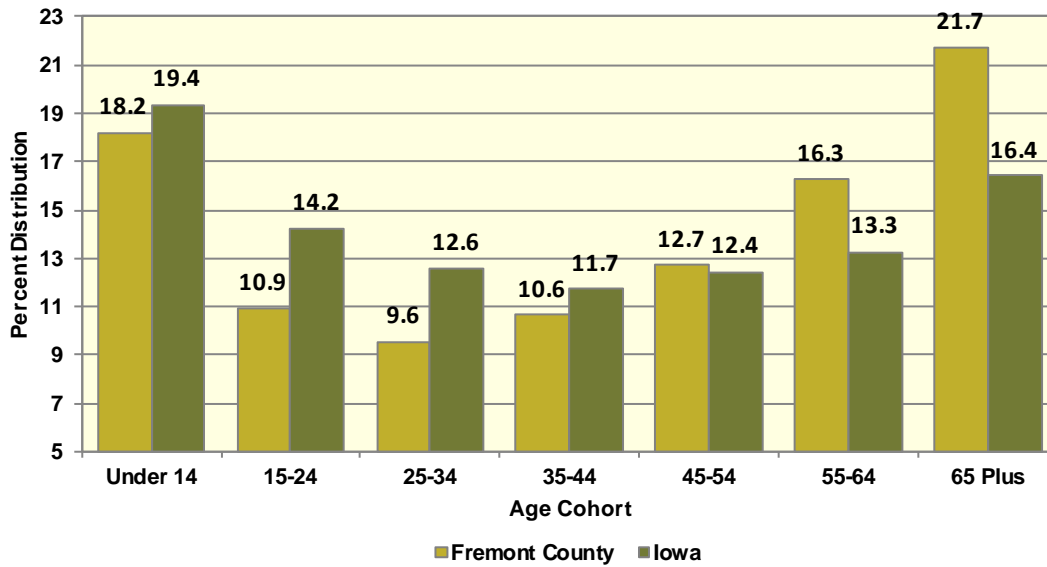
The Census Bureau’s current census estimates indicate that Fremont County’s population decreased from 7,441 in 2010 to 6,950 in 2016, or by 6.6 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age decreased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 0.9 percent. The white population decreased by 7.2 percent, while the black population increased by 10.3 percent. The Hispanic population decreased from 187 to 182 people between 2010 and 2016 or by 2.7 percent. These data are presented in Table II.37.1.

<b>Table II.37.1</b>						
<b>Profile of Population Characteristics</b>						
Fremont County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Fremont County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>7,441</b>	<b>6,950</b>	<b>-6.6%</b>	<b>3,046,355</b>	<b>3,134,693</b>	<b>2.9%</b>
<b>Age</b>						
Under 14 years	1,363	1,265	-7.2%	603,673	607,020	0.6%
15 to 24 years	817	758	-7.2%	430,187	445,808	3.6%
25 to 34 years	717	664	-7.4%	382,583	394,373	3.1%
35 to 44 years	811	740	-8.8%	364,548	367,535	0.8%
45 to 54 years	1,156	883	-23.6%	439,726	389,744	-11.4%
55 to 64 years	1,121	1,131	0.9%	372,750	415,998	11.6%
65 and Over	1,456	1,509	3.6%	452,888	514,215	13.5%
<b>Race</b>						
White	7,298	6,772	-7.2%	2,839,615	2,864,884	0.9%
Black	39	43	10.3%	91,695	114,874	25.3%
American Indian and Alaskan Native	23	24	4.3%	13,563	15,924	17.4%
Asian	20	24	20%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	1	5	400%	2,419	3,592	48.5%
Two or more races	60	82	36.7%	44,831	56,684	26.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	187	182	-2.7%	151,544	182,606	20.5%

Table II.37.2, presents the population of Fremont County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,695 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 3,746 persons, were female. In 2016, the number of males rose to 3,465 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 3,485 persons being female.

Table II.37.2 Population by Age and Gender Fremont County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	688	675	1,363	656	609	1,265	-7.2%
15 to 24 years	446	371	817	387	371	758	-7.2%
25 to 34 years	360	357	717	351	313	664	-7.4%
35 to 44 years	417	394	811	374	366	740	-8.8%
45 to 54 years	417	394	811	374	366	740	-8.8%
55 to 64 years	584	572	1,156	440	443	883	-23.6%
65 and Over	560	561	1,121	574	557	1,131	0.9%
<b>Total</b>	<b>3,695</b>	<b>3,746</b>	<b>7,441</b>	<b>3,465</b>	<b>3,485</b>	<b>6,950</b>	<b>-6.6%</b>
<b>% of Total</b>	49.7%	50.3%	.	49.9%	50.1%	.	

**Diagram II.37.1  
Age Distribution**  
Fremont County  
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Fremont County decreased from 8,226 to 8,010 persons, or by -2.6 percent. Between 2000 and 2010, Fremont County population, changed by -569 persons, to a total population of 7,441 persons. The most recent estimates indicated that Fremont County’s population fell an additional -491 persons since the 2010 Census, to 6,950 persons in July 2016.

<b>1990 Census</b>	<b>8,226</b>
Natural Increase 90-00	-293
Net Migration 90-00	77
<b>2000 Census</b>	<b>8,010</b>
Natural Increase 00-09	-43
Net Migration 00-09	-514
<b>2009 Population Estimate</b>	<b>7,453</b>
<b>2010 Census</b>	<b>7,441</b>
Natural Increase 10-16	-86
Net Migration 10-16	-405
<b>2016 Population Estimate</b>	<b>6,950</b>

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. As shown in Table II.37.3, Fremont County had a natural increase, of -293 persons between 1990 and 2000. During the April 2000 to July 2009 period, Fremont County’s natural increase was estimated at -43 persons. Between 2010 and 2016, the natural increase was estimated at -86 persons, and the net migration was -405 persons.

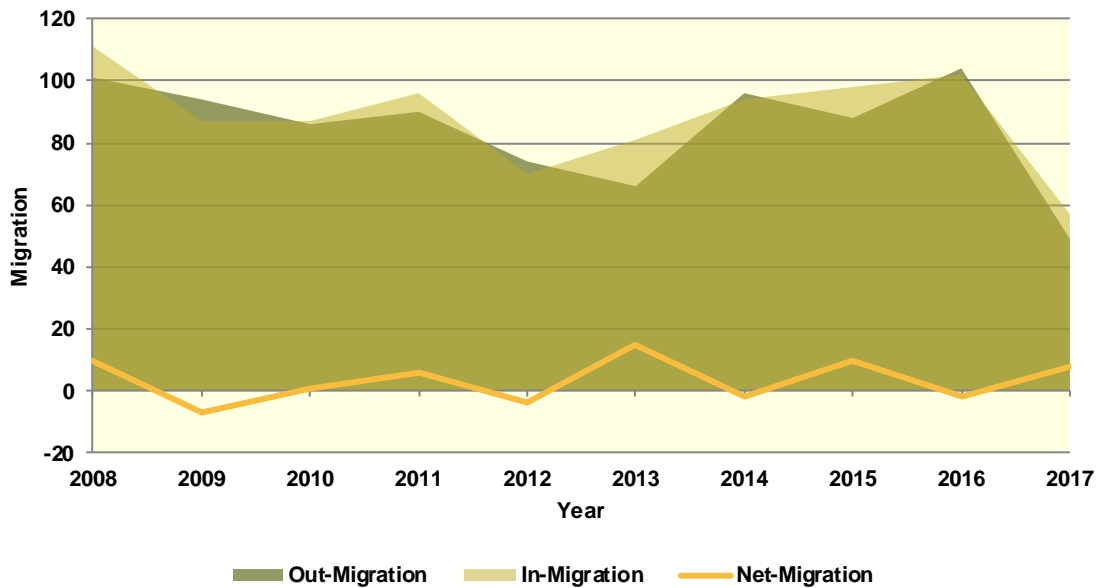
### Population Migration Trends

The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver’s licenses when relocating to a different state. The IOWADOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicate the general direction of population movement.

As can be seen in Table II.37.4 in 2008 there was a total of 111 in-migrations with a total of 101 out-migrations, which led to a net-migration of 10 persons. The most recent first half 2017 data saw a net-migration of 8 persons, with 57 persons entering Fremont County and 49 persons leaving Fremont County.

Diagram II.37.2, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 15 people entering and the migration lowest net migration occurred in 2009 with 7 entering Fremont County.

**Diagram II.37.2**  
**Net In-migration by Gender**  
 Fremont County  
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.37.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 100 percent of net-migrants, or 8 persons were male, with the remaining 0 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
<b>In</b>										
Male	53	44	46	51	38	39	47	60	50	29
Female	58	43	41	45	32	42	47	38	52	28
<b>Total</b>	<b>111</b>	<b>87</b>	<b>87</b>	<b>96</b>	<b>70</b>	<b>81</b>	<b>94</b>	<b>98</b>	<b>102</b>	<b>57</b>
<b>Out</b>										
Male	49	48	37	44	41	24	41	44	51	21
Female	52	46	49	46	33	42	55	44	53	28
<b>Total</b>	<b>101</b>	<b>94</b>	<b>86</b>	<b>90</b>	<b>74</b>	<b>66</b>	<b>96</b>	<b>88</b>	<b>104</b>	<b>49</b>
<b>Net</b>										
Male	4	-4	9	7	-3	15	6	16	-1	8
Female	6	-3	-8	-1	-1	0	-8	-6	-1	0
<b>Total</b>	<b>10</b>	<b>-7</b>	<b>1</b>	<b>6</b>	<b>-4</b>	<b>15</b>	<b>-2</b>	<b>10</b>	<b>-2</b>	<b>8</b>

Table II.37.5, shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 36 to 45, with 6 persons entering Fremont County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 2 persons leaving Fremont County.

<b>Table II.37.5</b>										
<b>Migration by Age Range</b>										
Fremont County										
Iowa DOT Data										
<b>Age Range</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017 – First Half</b>
<b>In</b>										
14-17	2	1	3	0	0	3	0	1	0	1
18-22	14	12	7	11	2	7	5	9	6	5
23-25	9	6	14	7	8	8	9	7	11	4
26-35	22	23	26	27	16	26	35	30	32	16
36-45	19	19	16	13	20	9	14	12	15	12
46-55	28	8	14	21	13	19	18	19	12	6
56-65	8	14	3	12	7	6	4	14	18	9
66 +	9	4	4	5	4	3	9	6	8	4
<b>Total</b>	<b>111</b>	<b>87</b>	<b>87</b>	<b>96</b>	<b>70</b>	<b>81</b>	<b>94</b>	<b>98</b>	<b>102</b>	<b>57</b>
<b>Out</b>										
14-17	1	0	2	1	1	2	2	3	2	1
18-22	22	22	12	14	9	15	6	16	11	7
23-25	10	11	16	18	6	7	9	12	18	4
26-35	22	19	16	18	24	10	22	22	34	13
36-45	16	16	18	14	9	11	23	12	18	6
46-55	14	16	10	15	12	10	19	4	10	7
56-65	14	2	7	8	6	4	8	9	6	7
66 +	2	8	5	2	7	7	7	10	5	4
<b>Total</b>	<b>101</b>	<b>94</b>	<b>86</b>	<b>90</b>	<b>74</b>	<b>66</b>	<b>96</b>	<b>88</b>	<b>104</b>	<b>49</b>
<b>Net</b>										
14-17	1	1	1	-1	-1	1	-2	-2	-2	0
18-22	-8	-10	-5	-3	-7	-8	-1	-7	-5	-2
23-25	-1	-5	-2	-11	2	1	0	-5	-7	0
26-35	0	4	10	9	-8	16	13	8	-2	3
36-45	3	3	-2	-1	11	-2	-9	0	-3	6
46-55	14	-8	4	6	1	9	-1	15	2	-1
56-65	-6	12	-4	4	1	2	-4	5	12	2
66 +	7	-4	-1	3	-3	-4	2	-4	3	0
<b>Total</b>	<b>10</b>	<b>-7</b>	<b>1</b>	<b>6</b>	<b>-4</b>	<b>15</b>	<b>-2</b>	<b>10</b>	<b>-2</b>	<b>8</b>

### School Age Enrollment

Table II.37.6, show the school enrollment from the Iowa Department of Education for Fremont County. The school enrollment figures below are for both public and private schools. As can be seen in 2010 total enrollment was 1,348 students and was 1,214 in 2017, a change of -9.9 percent. Enrollment for students in grades 1 to 5 was 450 students in 2010 and 424 in 2017, which was a change of -5.8 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 467 and 343 in 2017, which was a change of -26.6 percent.

**Table II.37.6**  
**School Enrollment**

Fremont County  
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	143	595	373	518	2	1,631
2001	171	579	363	500	0	1,613
2002	113	559	367	484	0	1,523
2003	123	536	383	503	0	1,545
2004	125	490	389	481	0	1,485
2005	149	468	380	496	44	1,493
2006	143	481	359	489	51	1,472
2007	178	434	356	517	68	1,485
2008	196	460	313	513	107	1,482
2009	174	471	301	464	85	1,410
2010	169	450	262	467	86	1,348
2011	209	434	276	400	118	1,319
2012	231	436	258	378	132	1,303
2013	250	439	267	370	139	1,326
2014	256	430	260	353	150	1,299
2015	240	420	263	358	135	1,281
2016	223	434	257	366	124	1,280
2017	211	424	236	343	127	1,214
<b>% Change 10-17</b>	<b>24.9%</b>	<b>-5.8%</b>	<b>-9.9%</b>	<b>-26.6%</b>	<b>47.7%</b>	<b>-9.9%</b>

## Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

## Population Estimates

Table II.37.7, shows population by age for the 2000 and 2010 Census. The population changed by -7.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -8.4 percent to a total of 1,456 persons in 2010. Those aged 25 to 34 changed by -10.7 percent, and those aged under 5 changed by 5.6 percent.



<b>Table II.37.7</b>					
<b>Population by Age</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	445	5.6%	470	6.3%	5.6%
5 to 19	1,744	21.8%	1,396	18.8%	-20%
20 to 24	304	3.8%	314	4.2%	3.3%
25 to 34	803	10%	717	9.6%	-10.7%
35 to 54	2,309	28.8%	1,967	26.4%	-14.8%
55 to 64	816	10.2%	1,121	15.1%	37.4%
65 or Older	1,589	19.8%	1,456	19.6%	-8.4%
<b>Total</b>	<b>8,010</b>	<b>100.0%</b>	<b>7,441</b>	<b>100.0%</b>	<b>-7.1%</b>

The elderly population is further explored in Table II.37.8. Those aged 65 to 66 changed by 1.2 percent between 2000 and 2010, resulting in a population of 167 persons. Those aged 85 or older changed by -5 percent during the same time period, and resulted in 228 persons over age 85 in 2010.

<b>Table II.37.8</b>					
<b>Elderly Population by Age</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	165	10.4%	167	11.5%	1.2%
67 to 69	216	13.6%	228	15.7%	5.6%
70 to 74	361	22.7%	297	20.4%	-17.7%
75 to 79	356	22.4%	300	20.6%	-15.7%
80 to 84	251	15.8%	236	16.2%	-6%
85 or Older	240	15.1%	228	15.7%	-5%
<b>Total</b>	<b>1,589</b>	<b>100.0%</b>	<b>1,456</b>	<b>100.0%</b>	<b>-8.4%</b>

Population by race and ethnicity is shown in Table II.37.9. The white population changed by -8.1 percent between 2000 and 2010, and resulted in representing 96.9 percent of the population in 2010. The black population changed by 1200 percent, represented 0.5 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 7.5 percent between 2000 and 2010, compared to the -7.4 percent growth rate for non-Hispanics.

<b>Table II.37.9</b>					
<b>Population by Race and Ethnicity</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,851	98%	7,212	96.9%	-8.1%
Black	3	0%	39	0.5%	1200%
American Indian	19	0.2%	23	0.3%	21.1%
Asian	19	0.2%	20	0.3%	5.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	77	1%	79	1.1%	2.6%
Two or More Races	41	0.5%	67	0.9%	63.4%
<b>Total</b>	<b>8,010</b>	<b>100.0%</b>	<b>7,441</b>	<b>100.0%</b>	<b>-7.1%</b>
<b>Hispanic</b>	174	2.2%	187	2.5%	7.5%
<b>Non-Hispanic</b>	7,836	97.8%	7,254	97.5%	-7.4%



Population by race and ethnicity through 2016 is shown in Table II.37.10. The white population represented 96.4 percent of the population in 2016, compared with black households accounting for 0.6 percent of the population. Hispanic households represented 2.5 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,212	96.9%	6,765	96.4%
Black	39	0.5%	41	0.6%
American Indian	23	0.3%	50	0.7%
Asian	20	0.3%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	79	1.1%	83	1.2%
Two or More Races	67	0.9%	80	1.1%
<b>Total</b>	<b>7,441</b>	<b>100.0%</b>	<b>7,019</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>7,254</b>	<b>97.5%</b>	<b>6,843</b>	<b>97.5%</b>
<b>Hispanic</b>	<b>187</b>	<b>2.5%</b>	<b>176</b>	<b>2.5%</b>

The population by race is broken down further by ethnicity in Table II.37.11. While the white non-Hispanic population changed by -8.2 percent between 2000 and 2010, the white Hispanic population changed by -4.3 percent. The black non-Hispanic population changed by 966.7 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	7,758	99%	7,123	98.2%	-8.2%
Black	3	0%	32	0.4%	966.7%
American Indian	19	0.2%	22	0.3%	15.8%
Asian	17	0.2%	18	0.2%	5.9%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	1	0%	3	0%	200%
Two or More Races	38	0.5%	55	0.8%	44.7%
<b>Total Non-Hispanic</b>	<b>7,836</b>	<b>100.0%</b>	<b>7,254</b>	<b>100.0%</b>	<b>-7.4%</b>
<b>Hispanic</b>					
White	93	53.4%	89	47.6%	-4.3%
Black	0	0%	7	3.7%	
American Indian	0	0%	1	0.5%	
Asian	2	1.1%	2	1.1%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	0%
Other	76	43.7%	76	40.6%	0%
Two or More Races	3	1.7%	12	6.4%	300%
<b>Total Hispanic</b>	<b>174</b>	<b>100.0%</b>	<b>187</b>	<b>100.0%</b>	<b>7.5 %</b>
<b>Total Population</b>	<b>8,010</b>	<b>100.0%</b>	<b>7,441</b>	<b>100.0%</b>	<b>-7.1%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table II.37.12. During this time, the total non-Hispanic population was 6,843 persons in 2016. The Hispanic population was 176.

<b>Table II.37.12</b>				
<b>Population by Race and Ethnicity</b>				
Fremont County				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	7,123	98.2%	6,688	97.7%
Black	32	0.4%	25	0.4%
American Indian	22	0.3%	50	0.7%
Asian	18	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	3	0%	0	0%
Two or More Races	55	0.8%	80	1.2%
<b>Total Non-Hispanic</b>	<b>7,254</b>	<b>100.0%</b>	<b>6,843</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	89	47.6%	77	43.8%
Black	7	3.7%	16	9.1%
American Indian	1	0.5%	0	0%
Asian	2	1.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	76	40.6%	83	47.2%
Two or More Races	12	6.4%	0	0%
<b>Total Non-Hispanic</b>	<b>187</b>	<b>100.0</b>	<b>176</b>	<b>100.0%</b>
<b>Total Population</b>	<b>7,441</b>	<b>100.0%</b>	<b>7,019</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.37.13. Family households represented 67.3 percent of households, while non-family households accounted for 32.7 percent. These changed from 68 and 32 percent, respectively.

<b>Table II.37.13</b>				
<b>Household Type by Tenure</b>				
Fremont County				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	2,085	68%	1,999	67.3%
Married-Couple Family	1,670	80.1%	1,613	80.7%
Owner-Occupied	1,456	87.2%	1,390	86.2%
Renter-Occupied	214	12.8%	223	13.8%
Other Family	415	19.9%	386	20.8%
Male Householder, No Spouse Present	150	36.1%	123	38.9%
Owner-Occupied	92	61.3%	84	68.3%
Renter-Occupied	58	38.7%	39	31.7%
Female Householder, No Spouse Present	265	63.9%	263	68.7%
Owner-Occupied	148	55.8%	116	44.1%
Renter-Occupied	117	44.2%	147	55.9%
Non-Family Households	979	32%	970	32.7%
Owner-Occupied	595	60.8%	640	66%
Renter-Occupied	384	39.2%	330	34%
<b>Total</b>	<b>3,064</b>	<b>100.0%</b>	<b>2,969</b>	<b>100.0%</b>

The group quarters population was 135 in 2010, compared to 175 in 2000. Institutionalized populations experienced a -27.5 percent change between 2000 and 2010. Non-institutionalized populations experienced a 26.7 percent change during this same time period.

<b>Table II.37.14</b>					
<b>Group Quarters Population</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	13	8.1%	7	6%	-46.2%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	147	91.9%	109	94%	-25.9%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>160</b>	<b>100.0%</b>	<b>116</b>	<b>100.0%</b>	<b>-27.5%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	15	100%	19	100%	26.7%
<b>Total</b>	<b>15</b>	<b>100.0%</b>	<b>19</b>	<b>100.0%</b>	<b>26.7%</b>
<b>Group Quarters Population</b>	<b>175</b>	<b>100.0%</b>	<b>135</b>	<b>100.0%</b>	<b>-22.9%</b>

The number of foreign born persons are shown in Table II.37.15. An estimated 0.7 percent of the population was born in Mexico, some 0.2 percent were born in Other Western Africa, and another 0.1 percent were born in Canada.

<b>Table II.37.15</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Fremont County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	52	0.7%
#2 country of origin	Other Western Africa	12	0.2%
#3 country of origin	Canada	8	0.1%
#4 country of origin	Other Australian and New Zealand Subregion	8	0.1%
#5 country of origin	Norway	6	0.1%
#6 country of origin	Panama	5	0.1%
#7 country of origin	Latvia	3	0%
#8 country of origin	Africa n.e.c	1	0%
#9 country of origin	Germany	1	0%
#10 country of origin	Afghanistan	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.37.16. An estimated 0.5 percent of the population speaks Spanish at home, followed by 0.2 percent speaking French, Haitian, or Cajun.

<b>Table II.37.16</b> <b>Limited English Proficiency and Language Spoken at Home</b> Fremont County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	32	0.5%
#2 LEP Language	French, Haitian, or Cajun	12	0.2%
#3 LEP Language	Other Indo-European languages	9	0.1%
#4 LEP Language	Other and unspecified languages	1	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table II.37.17. Some 20.3 percent of the population was disabled in 2000, or a total of 1,502 persons. The disability rate was highest for those over 65, with 38.1 percent disabled.

<b>Table II.37.17</b> <b>Disability by Age</b> Fremont County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	72	5.5%
16 to 64	883	19.1%
65 and older	547	38.1%
<b>Total</b>	<b>1,502</b>	<b>20.3%</b>

Table II.37.18 shows disability by type in 2000. There were 752 physical disabilities in 2000, some 603 employment disabilities, and 487 go-outside-home disabilities.

<b>Table II.37.18</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Fremont County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	277
Physical disability	752
Mental disability	297
Self-care disability	210
Employment disability	603
Go-outside-home disability	487
<b>Total</b>	<b>2,626</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table II.37.19. The disability rate for females was 14.2 percent, compared to 15.3 percent for males. The disability rate changed precipitously higher with age, with 46.2 percent of those over 75 experiencing a disability.

<b>Table II.37.19</b> <b>Disability by Age</b> Fremont County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	2	1%	2	0.5%
5 to 17	37	6.3%	39	6.9%	76	6.6%
18 to 34	54	9.3%	38	7.3%	92	8.4%
35 to 64	180	12.5%	189	13.4%	369	13%
65 to 74	110	29.6%	71	17.9%	181	23.6%
75 or Older	149	52.1%	150	41.6%	299	46.2%
<b>Total</b>	<b>530</b>	<b>15.3%</b>	<b>489</b>	<b>14.2%</b>	<b>1,019</b>	<b>14.8%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.37.20. Some 6.9 percent have an ambulatory disability, 5.7 have an independent living disability, and 1.7 percent have a self-care disability.

<b>Table II.37.20</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Fremont County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	298	4.3%
Vision disability	232	3.4%
Cognitive disability	307	4.7%
Ambulatory disability	446	6.9%
Self-Care disability	111	1.7%
Independent living disability	304	5.7%

### Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.37.21. In 2016, some 3,387 persons were employed and 136 were unemployed. This totaled a labor force of 3,523 persons. The unemployment rate for Fremont County was estimated to be 3.9 percent in 2016.

<b>Table II.37.21</b> <b>Employment, Labor Force and Unemployment</b> Fremont County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,387
Unemployed	136
<b>Labor Force</b>	<b>3,523</b>
Unemployment Rate	3.9%

In 2016, 92 percent of households in Fremont County had a high school education or greater.

<b>Table II.37.22</b>	
<b>High School or Greater Education</b>	
Fremont County 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	2,730
Total Households	2,969
<b>Percent High School or Above</b>	<b>92%</b>

As seen in Table II.37.23, some 35.7 percent of the population had a high school diploma or equivalent, another 35.3 percent have some college, 14.2 percent have a Bachelor's Degree, and 5.8 percent of the population had a graduate or professional degree.

<b>Table II.37.23</b>		
<b>Educational Attainment</b>		
Fremont County 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	491	9%
High School or Equivalent	1,956	35.7%
Some College or Associates Degree	1,934	35.3%
Bachelor's Degree	775	14.2%
Graduate or Professional Degree	317	5.8%
<b>Total Population Above 18 years</b>	<b>5,473</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table II.37.24, shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 2.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.9 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Fremont County decreased from 3.4 percent in 2015 to 3.3 percent in 2016, which compared to a statewide decrease to 3.7 percent.

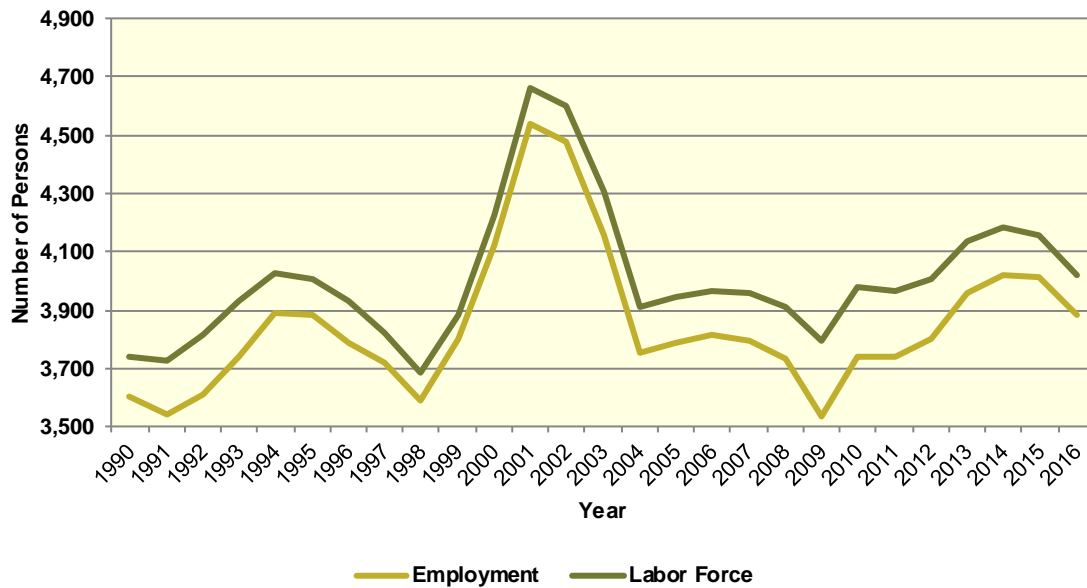
Year	Fremont County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	133	3,605	3,738	3.6%	4.4%
1991	183	3,542	3,725	4.9%	4.7%
1992	207	3,611	3,818	5.4%	4.5%
1993	196	3,737	3,933	5%	4%
1994	134	3,890	4,024	3.3%	3.5%
1995	124	3,884	4,008	3.1%	3.4%
1996	145	3,786	3,931	3.7%	3.5%
1997	101	3,719	3,820	2.6%	3.1%
1998	99	3,589	3,688	2.7%	2.7%
1999	81	3,801	3,882	2.1%	2.6%
2000	99	4,125	4,224	2.3%	2.6%
2001	124	4,536	4,660	2.7%	3.3%
2002	124	4,480	4,604	2.7%	4%
2003	145	4,159	4,304	3.4%	4.5%
2004	156	3,757	3,913	4%	4.5%
2005	157	3,790	3,947	4%	4.3%
2006	149	3,814	3,963	3.8%	3.7%
2007	159	3,798	3,957	4%	3.7%
2008	177	3,733	3,910	4.5%	4.2%
2009	261	3,535	3,796	6.9%	6.4%
2010	235	3,743	3,978	5.9%	6%
2011	229	3,738	3,967	5.8%	5.5%
2012	205	3,804	4,009	5.1%	5%
2013	174	3,961	4,135	4.2%	4.7%
2014	163	4,020	4,183	3.9%	4.3%
2015	140	4,015	4,155	3.4%	3.8%
2016	134	3,884	4,018	3.3%	3.7%

Diagram II.37.3, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,884 persons, with the labor force reaching 4,018, indicating there were a total of 134 unemployed persons.





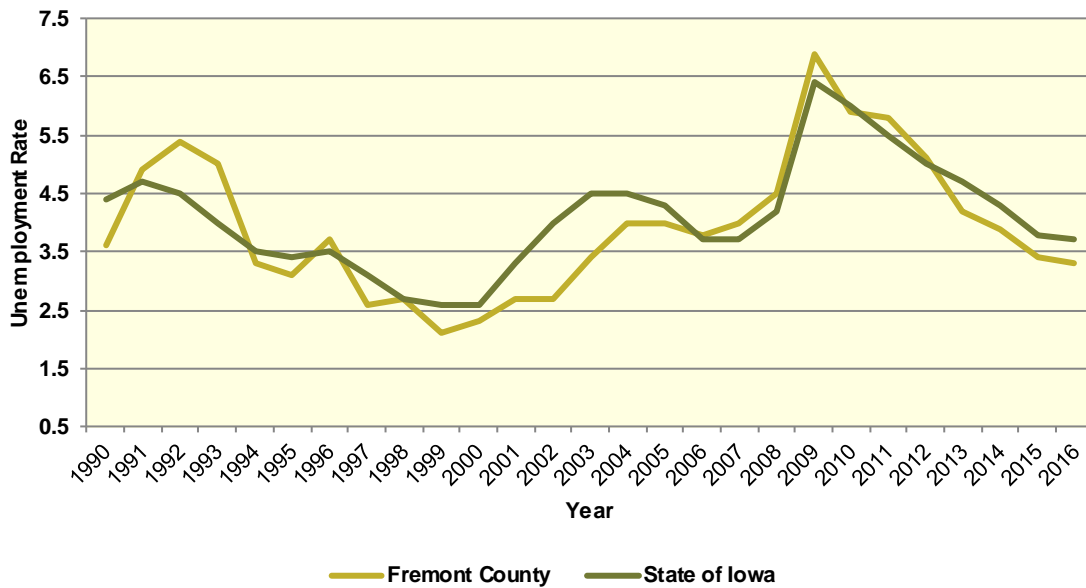
**Diagram II.37.3**  
**Employment and Labor Force**  
 Fremont County  
 1990 – 2016 BLS Data



**Unemployment**

Diagram II.37.4, shows the unemployment rate for both the State and Fremont County. During the 1990’s the average rate for Fremont County was 3.6 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Fremont County had an average unemployment rate that lower than the State, 3.9 percent for Fremont County, versus 4.1 statewide.

**Diagram II.37.4**  
**Annual Unemployment Rate**  
 Fremont County  
 1990 – 2016 BLS Data



**Earnings and Employment**

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.37.25, shows total real earnings by industry for Fremont County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching \$51,196,000. Between 2015 and 2016 the farm industry saw the largest percentage increase, rising by 17.9 percent to 13,214,000 dollars.

**Table II.37.25**  
**Real Earnings by Industry**  
 Fremont County  
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	27,255	30,077	34,811	50,052	63,605	28,939	29,722	35,046	17.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	69	64	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	5,081	5,998	6,004	0	8,211	8,180	8,013	8,050	0.5
Manufacturing	78,459	65,810	73,691	63,977	61,404	66,437	65,187	51,196	-21.5
Wholesale trade	8,130	8,343	10,512	12,262	12,995	12,868	9,148	8,450	-7.6
Retail trade	13,265	69,723	45,009	25,393	16,284	16,950	16,881	17,619	4.4
Transportation and warehousing	0	5,250	6,242	7,447	5,844	5,682	4,098	4,097	0
Information	893	576	548	477	498	382	365	338	-7.3
Finance and insurance	0	7,099	4,522	5,814	4,718	4,689	4,227	3,662	-13.4
Real estate and rental and leasing	0	1,003	783	1,113	1,595	1,814	1,553	1,511	-2.7
Professional and technical services	2,548	3,061	3,292	3,473	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	1,800	1,073	1,160	4,004	0	0	0	0	0
Educational services	225	99	64	0	0	51	0	0	0
Health care and social assistance	11,424	15,315	15,154	15,682	0	16,048	0	0	0
Arts, entertainment, and recreation	0	0	0	0	271	0	274	0	-100
Accommodation and food services	0	0	0	0	2,109	0	2,019	0	-100
Other services, except public administration	5,073	4,334	4,559	5,117	4,795	4,598	4,375	4,434	1.4
Government and government enterprises	21,779	24,672	23,595	23,319	23,468	23,137	23,333	23,338	0
<b>Total</b>	<b>188,931</b>	<b>247,728</b>	<b>233,811</b>	<b>229,901</b>	<b>229,766</b>	<b>201,959</b>	<b>193,502</b>	<b>185,559</b>	<b>-4.1</b>



Table II.37.26, shows the total employment by industry for the Fremont County. The most recent estimates show the retail trade industry was the largest employer in Fremont County, with employment reaching 706 jobs in 2016. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 20 percent.

<b>NAICS Categories</b>	<b>2001</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>% Change 15-16</b>
Farm earnings	623	501	512	504	532	495	528	522	-1.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	13	13	14	14	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	226	121	119	0	125	139	137	138	0.7
Manufacturing	1,351	1,012	1,062	949	883	867	901	666	-26.1
Wholesale trade	133	131	125	125	136	142	160	155	-3.1
Retail trade	590	510	500	514	706	673	676	706	4.4
Transportation and warehousing	0	113	125	132	112	104	89	93	4.5
Information	34	25	23	22	18	18	19	12	-36.8
Finance and insurance	0	162	150	148	166	155	144	139	-3.5
Real estate and rental and leasing	0	76	84	84	81	82	88	90	2.3
Professional and technical services	113	107	106	112	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	10	10	12	20
Administrative and waste services	97	81	75	180	0	0	0	0	0
Educational services	10	0	0	0	0	12	0	0	0
Health care and social assistance	358	403	405	404	0	395	0	0	0
Arts, entertainment, and recreation	0	0	0	0	29	0	30	0	-100
Accommodation and food services	0	0	0	0	166	0	140	0	-100
Other services, except public administration	217	201	197	202	205	194	192	198	3.1
Government and government enterprises	571	529	517	520	528	515	507	496	-2.2
<b>Total</b>	<b>4,922</b>	<b>4,294</b>	<b>4,261</b>	<b>4,317</b>	<b>4,504</b>	<b>4,402</b>	<b>4,390</b>	<b>4,227</b>	<b>-3.7</b>

Table II.37.27, shows the real average earnings per job by industry for Fremont County. These figures are calculated by dividing the total real earning displayed in Tables II.37.25 and II.37.26, by industry. In 2016, the manufacturing industry had the highest average earnings reaching 76,871 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 46.7 percent to 27,550 dollars.

**Table II.37.27**  
**Real Earnings Per Job by Industry**  
 Fremont County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	43,748	60,034	67,991	99,309	119,558	58,463	56,292	67,138	19.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	22,480	49,570	50,456	0	65,690	58,851	58,490	58,333	-0.3
Manufacturing	58,075	65,029	69,389	67,416	69,540	76,629	72,350	76,871	6.2
Wholesale trade	61,131	63,687	84,099	98,100	95,551	90,623	57,175	54,516	-4.6
Retail trade	22,484	136,711	90,017	49,404	23,065	25,186	24,973	24,956	-0.1
Transportation and warehousing	0	46,464	49,933	56,419	52,177	54,630	46,048	44,054	-4.3
Information	26,261	23,032	23,826	21,666	27,682	21,221	19,197	28,167	46.7
Finance and insurance	0	43,821	30,147	39,284	28,422	30,253	29,354	26,345	-10.2
Real estate and rental and leasing	0	13,197	9,323	13,253	19,690	22,117	17,650	16,789	-4.9
Professional and technical services	22,551	28,604	31,060	31,010	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	18,561	13,252	15,462	22,243	0	0	0	0	0
Educational services	22,488	0	0	0	0	4,267	0	0	0
Health care and social assistance	31,910	38,004	37,418	38,816	0	40,628	0	0	0
Arts, entertainment, and recreation	0	0	0	0	9,346	0	9,119	0	0
Accommodation and food services	0	0	0	0	12,704	0	14,423	0	0
Other services, except public administration	23,376	21,565	23,141	25,332	23,391	23,701	22,786	22,394	-1.7
Government and government enterprises	38,142	46,640	45,639	44,843	44,447	44,926	46,022	47,052	2.2
<b>Total</b>	<b>38,385</b>	<b>57,692</b>	<b>54,872</b>	<b>53,255</b>	<b>51,014</b>	<b>45,879</b>	<b>44,078</b>	<b>43,899</b>	<b>-0.4</b>

Table II.37.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$324,367,000 a 1.6 percent change between 2015 and 2016. Table II.37.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 4,294 and 4,227 in 2016, which a change of -3.7 percent over this period.

**Table II.37.28**  
**Total Employment and Real Personal Income**  
 Fremont County  
 BEA Data 1969 Through 2015

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	145,273	5,587	16,061	28,383	18,445	202,575	21,740	4,348	33,414
1970	138,107	5,382	17,143	30,499	20,191	200,558	21,487	4,358	31,693
1971	130,573	5,875	17,942	32,239	21,006	195,885	20,270	4,486	29,106
1972	143,454	6,372	18,072	35,515	21,557	212,227	21,584	4,300	33,360
1973	191,231	7,080	19,623	40,728	22,983	267,486	27,753	4,312	44,350
1974	124,095	8,102	19,973	38,467	23,909	198,342	20,679	4,542	27,321
1975	127,381	7,662	21,201	42,217	27,054	210,192	21,944	4,477	28,451
1976	144,995	7,902	23,159	42,620	28,838	231,711	24,015	4,432	32,715
1977	109,835	7,333	26,752	45,633	27,869	202,756	21,085	4,287	25,620
1978	146,523	8,038	28,708	47,522	29,114	243,829	25,196	4,327	33,862
1979	135,894	8,587	29,567	48,949	30,096	235,918	24,355	4,363	31,147
1980	141,891	11,138	15,462	55,450	31,155	232,820	24,832	4,679	30,324
1981	142,678	12,166	12,802	62,118	32,568	238,000	25,719	4,695	30,390
1982	124,057	11,754	12,545	65,770	34,152	224,771	24,522	4,602	26,957
1983	132,353	12,004	8,471	70,585	34,911	234,315	25,866	4,708	28,113
1984	135,341	13,757	-3,092	66,311	35,863	220,665	24,442	4,800	28,196
1985	149,747	13,339	-1,791	65,769	37,169	237,555	26,906	4,527	33,078
1986	157,303	13,176	-1,347	61,599	36,718	241,097	27,819	4,280	36,754
1987	142,276	13,750	-4,424	59,170	36,144	219,416	25,302	4,242	33,540
1988	153,207	14,588	-6,744	55,291	36,133	223,299	26,455	4,324	35,431
1989	137,188	14,093	-5,599	59,623	38,894	216,012	26,177	4,309	31,838
1990	128,967	13,506	-2,647	56,030	39,486	208,329	25,295	4,254	30,317
1991	127,886	13,768	-607	54,620	42,017	210,147	25,647	4,267	29,971
1992	155,039	16,066	-8,926	52,438	44,120	226,606	27,494	4,471	34,676
1993	137,103	17,859	-15,561	50,315	43,828	197,827	24,075	4,735	28,956
1994	175,597	19,039	-18,009	49,379	46,813	234,741	28,423	4,906	35,792
1995	160,038	19,386	-16,665	57,571	47,486	229,044	28,028	5,094	31,417
1996	185,032	16,700	-7,533	62,026	48,261	271,085	33,563	4,949	37,387
1997	178,481	18,080	-3,964	66,770	47,164	270,371	33,843	4,885	36,537
1998	175,943	19,178	-3,992	71,425	49,011	273,208	34,180	5,004	35,160
1999	195,519	20,731	-4,344	66,986	49,232	286,662	35,846	5,247	37,263
2000	203,921	20,712	513	68,025	50,000	301,747	37,742	5,365	38,009
2001	188,931	19,780	6,993	68,359	51,686	296,189	37,615	4,922	38,385
2002	187,042	20,600	7,783	61,487	53,585	289,298	37,151	4,879	38,336
2003	206,474	21,606	8,591	58,078	50,815	302,351	39,048	4,832	42,730
2004	238,958	22,078	9,630	56,475	53,440	336,425	43,949	4,814	49,639
2005	221,434	22,267	10,316	49,083	55,525	314,091	41,241	4,906	45,136
2006	214,247	22,820	11,127	46,104	60,883	309,540	40,611	4,891	43,805
2007	223,312	22,736	11,995	49,797	62,277	324,645	42,482	4,925	45,342
2008	236,252	23,051	12,268	51,736	68,866	346,071	46,210	4,762	49,611
2009	253,843	22,746	23,535	49,965	71,817	376,414	50,505	4,356	58,274
2010	247,728	25,503	17,263	49,916	73,153	362,558	48,797	4,294	57,691
2011	233,811	22,372	10,551	51,350	73,443	346,783	47,047	4,261	54,873
2012	229,901	20,639	17,732	53,697	70,458	351,149	49,160	4,317	53,255
2013	229,766	22,124	18,127	51,559	70,810	348,138	49,277	4,504	51,014
2014	201,959	22,361	14,477	51,488	72,178	317,741	45,173	4,402	45,879
2015	193,502	20,347	19,326	52,851	73,888	319,220	46,250	4,390	44,078
2016	185,559	19,280	29,213	53,553	75,322	324,367	46,672	4,227	43,899



Diagram II.37.5, shows real average earnings per job for Fremont County from 1990 to 2016. Over this period the average earning per job for Fremont County was \$42,127, which was lower than the statewide average of \$43,526 over the same period.

**Diagram II.37.5**  
**Real Average Earnings Per Job**  
 Fremont County  
 BEA Data 1990 - 2016

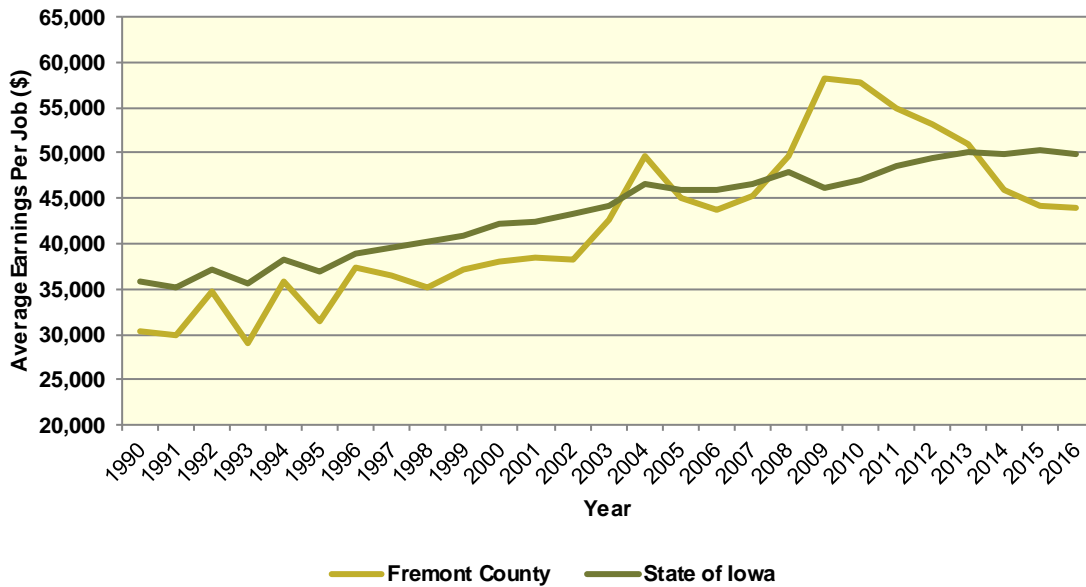
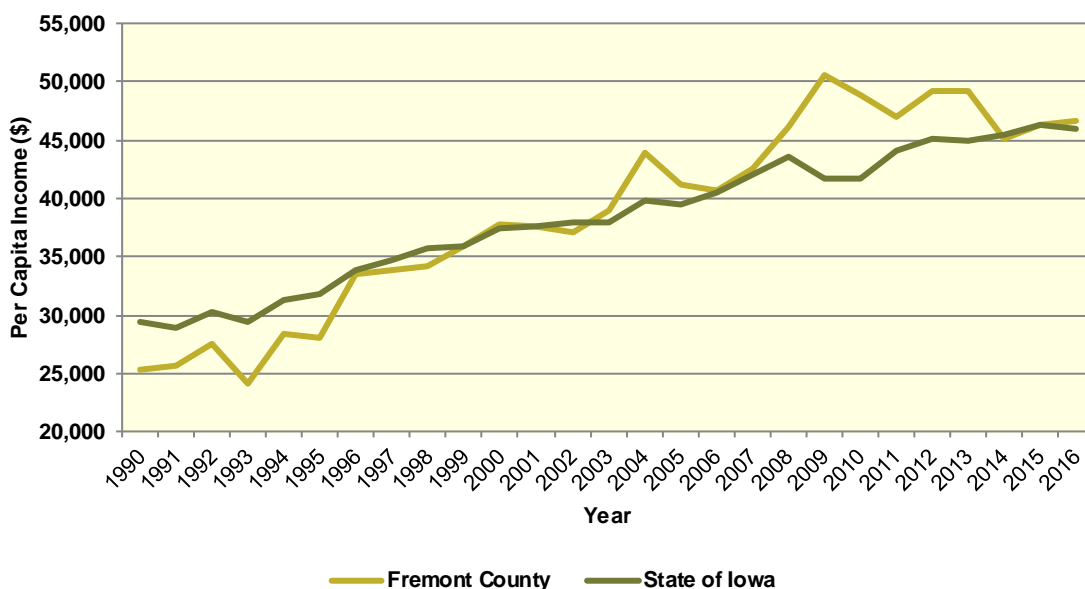


Diagram II.37.6, shows real per capita income for the Fremont County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was \$38,716, which was higher than the statewide average of \$38,254 over the same period.

**Diagram II.37.6**  
**Real Per Capita Income**  
 Fremont County  
 BEA Data 1990 - 2016



**Quarterly Census of Employment and Wages**

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.37.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,714 persons in 2015 to 2,518 in 2016, a change of -7.2 percent.

**Table II.37.29**  
**Total Monthly Employment**  
 Fremont County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,604	2,664	2,553	2,351	2,289	2,349	2,498	2,757	2,747	2,679	2,631
Feb	2,612	2,638	2,540	2,296	2,262	2,316	2,483	2,738	2,740	2,670	2,661
Mar	2,624	2,655	2,559	2,244	2,327	2,326	2,530	2,736	2,723	2,679	2,653
Apr	2,642	2,620	2,608	2,259	2,345	2,408	2,548	2,690	2,826	2,711	2,663
May	2,647	2,667	2,614	2,285	2,367	2,431	2,547	2,810	2,807	2,722	2,576
Jun	2,652	2,697	2,627	2,361	2,413	2,439	2,545	2,854	2,831	2,824	2,557
Jul	2,564	2,620	2,501	2,249	2,317	2,344	2,479	2,760	2,690	2,726	2,369
Aug	2,558	2,589	2,512	2,218	2,282	2,321	2,444	2,710	2,679	2,714	2,303
Sep	2,579	2,588	2,492	2,239	2,336	2,367	2,485	2,741	2,690	2,696	2,478
Oct	2,589	2,594	2,498	2,331	2,373	2,392	2,516	2,805	2,812	2,733	2,485
Nov	2,595	2,563	2,485	2,393	2,375	2,295	2,504	2,788	2,754	2,677	2,434
Dec	2,603	2,603	2,440	2,361	2,361	2,365	2,535	2,770	2,707	2,733	2,403
<b>Annual</b>	<b>2,606</b>	<b>2,625</b>	<b>2,536</b>	<b>2,299</b>	<b>2,337</b>	<b>2,363</b>	<b>2,510</b>	<b>2,763</b>	<b>2,751</b>	<b>2,714</b>	<b>2,518</b>
% Change	.	0.7%	-3.4%	-9.3%	1.7%	1.1%	6.2%	10.1%	-0.4%	-1.3%	-7.2%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$707 in 2015. In 2016, average weekly wages saw a decreased of 3.7 percent over the prior year, rising to \$681, or by 26 dollars. These data are shown in Table II.37.30.

<b>Table II.37.30</b>						
<b>Average Weekly Wages</b>						
Fremont County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	475	462	484	532	488	
2002	508	507	520	543	520	6.6%
2003	510	514	542	588	539	3.7%
2004	527	543	577	600	562	4.3%
2005	543	550	574	580	562	(ND)%
2006	606	601	596	622	606	7.8%
2007	603	609	626	624	615	1.5%
2008	655	614	607	658	634	3.1%
2009	629	612	629	688	640	0.9%
2010	616	646	682	723	667	4.2%
2011	757	699	734	769	739	10.8%
2012	758	685	673	743	715	-3.2%
2013	742	648	670	665	681	-4.8%
2014	793	669	709	740	727	6.8%
2015	693	692	709	733	707	-2.8%
2016(p)	645	713	705	662	681	-3.7%

Total business establishments reported by the QCEW are displayed in Table II.37.31. Between 2015 and 2016, the total number of business establishments in Fremont County increased by 3.7 percent, from 277 to 278 establishments.

<b>Table II.37.31</b>						
<b>Number of Business Establishments</b>						
Fremont County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	276	277	250	248	263	
2002	251	248	242	242	246	-6.5%
2003	245	249	246	247	247	0.4%
2004	249	248	253	250	250	1.2%
2005	250	253	249	247	250	(ND)%
2006	244	246	250	247	247	-1.2%
2007	248	254	255	257	254	2.8%
2008	260	258	260	260	260	2.4%
2009	262	260	262	259	261	0.4%
2010	260	264	261	256	260	-0.4%
2011	249	250	249	251	250	-3.8%
2012	252	255	255	260	256	2.4%
2013	261	262	267	266	264	3.1%
2014	268	264	271	274	269	1.9%
2015	273	278	277	279	277	3%
2016	277	279	279	277	278	0.4%

## Iowa Department of Revenue

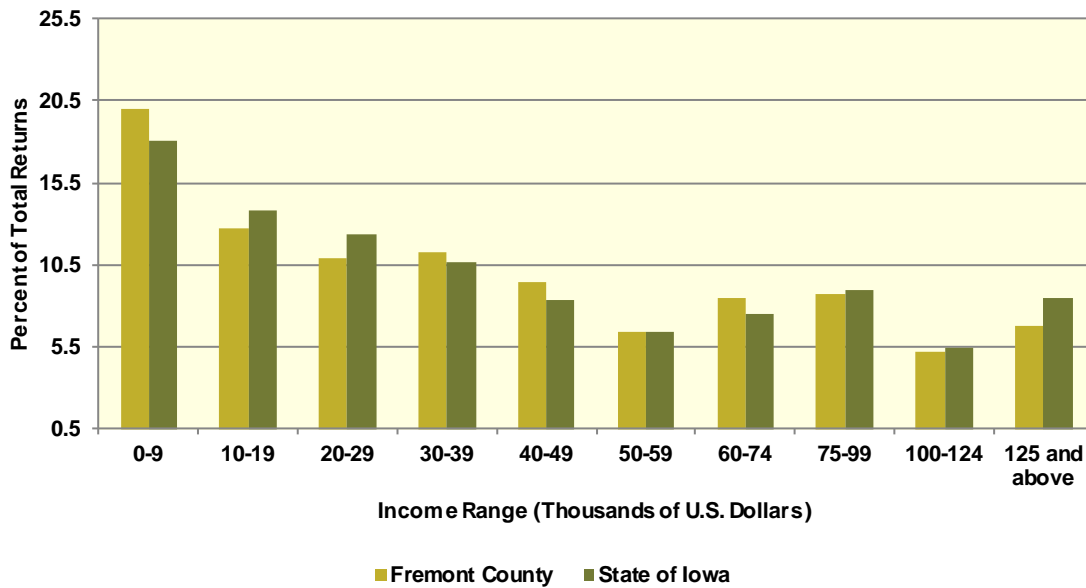
The Iowa Department of Revenue releases annual income tax statistics. Table II.37.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Fremont County.

As can be seen the total number of returns between 2010 and 2015 decreased by -4.7 percent, with 206 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 30.4 percent. This compared to the income class of \$20,000-29,999, which saw the lowest percentage change between 2010 and 2015 of -21.5 percent.

**Table II.37.32**  
**Number of Tax Returns by Adjusted Gross Income**  
 Fremont County  
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	736	530	455	381	276	233	262	132	45	23	3,073
2003	736	489	411	375	282	231	248	154	46	38	3,010
2004	747	487	422	340	307	228	264	187	52	47	3,081
2005	693	499	413	368	278	219	274	221	84	43	3,092
2006	662	483	425	337	279	225	285	240	82	78	3,096
2007	679	473	417	374	274	235	288	301	89	98	3,228
2008	633	454	395	389	277	199	282	307	121	130	3,187
2009	611	473	407	354	262	227	282	289	115	144	3,164
2010	586	488	407	361	278	209	260	296	122	158	3,165
2011	600	429	370	359	285	195	249	283	142	199	3,111
2012	596	402	376	347	291	208	252	287	138	216	3,113
2013	566	435	376	335	289	207	233	269	139	227	3,076
2014	568	419	369	333	282	208	243	257	158	214	3,051
2015	603	383	329	340	286	195	254	263	158	206	3,017
<b>Change 10 - 15</b>	<b>2.9%</b>	<b>-21.5%</b>	<b>-19.2%</b>	<b>-5.8%</b>	<b>2.9%</b>	<b>-6.7%</b>	<b>-2.3%</b>	<b>-11.1%</b>	<b>29.5%</b>	<b>30.4%</b>	<b>-4.7%</b>

**Diagram II.37.7**  
**2015 Income Distribution**  
 Fremont County  
 2015 Iowa DOR Data



**Poverty**

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 813 in 2010 to 790 in 2016, with the poverty rate reaching 11.6 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.37.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	764	9.8%
2001	729	9.4%
2002	769	9.9%
2003	716	9.4%
2004	828	10.8%
2005	801	10.6%
2006	809	10.7%
2007	841	11.4%
2008	793	10.9%
2009	752	10.4%
2010	813	11.2%
2011	850	11.8%
2012	835	11.9%
2013	907	13.1%
2014	804	11.7%
2015	819	12.1%
2016	790	11.6%

The rate of poverty for Fremont County is shown in Table II.37.34. In 2016, there were an estimated 713 persons living in poverty. This represented a 10.5 percent poverty rate, compared to 9.5 percent poverty in 2000. In 2016, some 8.3 percent of those in poverty were under age 6, and 18.1 percent were 65 or older.

<b>Table II.37.34</b>				
<b>Poverty by Age</b>				
Fremont County				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	92	12.4%	59	8.3%
6 to 17	132	17.8%	150	21%
18 to 64	363	49.1%	375	52.6%
65 or Older	153	20.7%	129	18.1%
<b>Total</b>	<b>740</b>	<b>100.0%</b>	<b>713</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>9.5%</b>	.	<b>10.5%</b>	.

## HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.3 percent in Fremont County between 2010 and 2016, from 3,431 to 3,440. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.37.35.

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Fremont County increased from 6 authorizations in 2015 to 9 in 2016.

The real value of single-family building permits decreased from \$323,370 in 2015 to \$234,222 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table II.37.36.

<b>Table II.37.35</b>				
<b>Housing Units</b>				
State of Iowa vs. Fremont County				
2000 and 2016 Census Data and Intercensal Estimates				
<b>Subject</b>	<b>Iowa</b>	<b>% Growth Since Census</b>	<b>Fremont County</b>	<b>% Growth Since Census</b>
2000 Census Base	1,232,625	.	3,513	.
2010 Census	1,336,417	8.4%	3,431	-2.3%
July 2011 Estimate	1,341,974	0.4%	3,436	0.1%
July 2012 Estimate	1,346,403	0.7%	3,440	0.3%
July 2013 Estimate	1,353,274	1.3%	3,444	0.4%
July 2014 Estimate	1,362,458	1.9%	3,443	0.3%
July 2015 Estimate	1,370,778	2.6%	3,444	0.4%
July 2016 Estimate	1,380,162	3.3%	3,440	0.3%

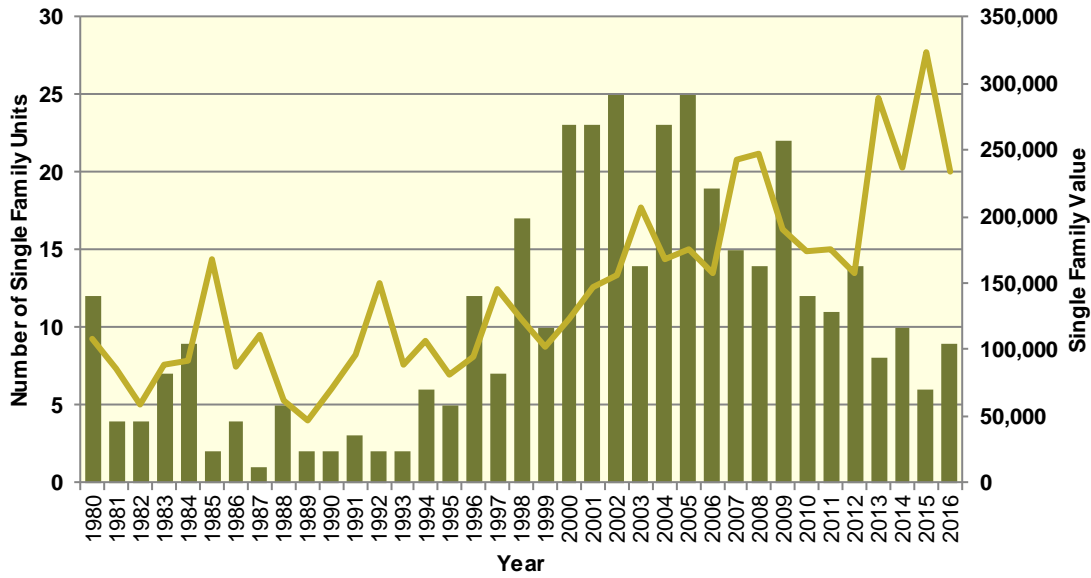
**Table II.37.36**  
**Building Permits and Valuation**  
 Fremont County  
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	12	0	0	0	12	107,542	0
1981	4	0	3	0	7	85,364	0
1982	4	0	0	0	4	59,472	0
1983	7	0	0	0	7	89,471	0
1984	9	0	0	0	9	91,443	0
1985	2	0	0	16	18	167,445	40,401
1986	4	0	0	0	4	86,832	0
1987	1	0	0	0	1	111,669	0
1988	5	0	0	0	5	61,489	0
1989	2	0	0	0	2	47,594	0
1990	2	0	0	0	2	70,093	0
1991	3	0	0	0	3	96,915	0
1992	2	0	0	0	2	150,032	0
1993	2	0	0	6	8	88,694	23,137
1994	6	0	0	0	6	105,976	0
1995	5	0	0	0	5	80,781	0
1996	12	0	0	0	12	94,268	0
1997	7	0	0	0	7	144,898	0
1998	17	0	0	0	17	123,031	0
1999	10	0	0	0	10	101,754	0
2000	23	0	0	0	23	123,252	0
2001	23	0	0	0	23	146,605	0
2002	25	0	0	0	25	156,573	0
2003	14	0	0	0	14	206,221	0
2004	23	0	0	0	23	168,054	0
2005	25	0	0	0	25	175,100	0
2006	19	0	0	0	19	157,514	0
2007	15	0	0	0	15	242,628	0
2008	14	0	0	0	14	247,854	0
2009	22	0	0	0	22	190,825	0
2010	12	0	0	0	12	173,584	0
2011	11	0	0	0	11	175,738	0
2012	14	0	0	0	14	157,361	0
2013	8	0	0	0	8	289,013	0
2014	10	0	0	0	10	236,559	0
2015	6	0	0	0	6	323,370	0
2016	9	0	0	0	9	234,222	0



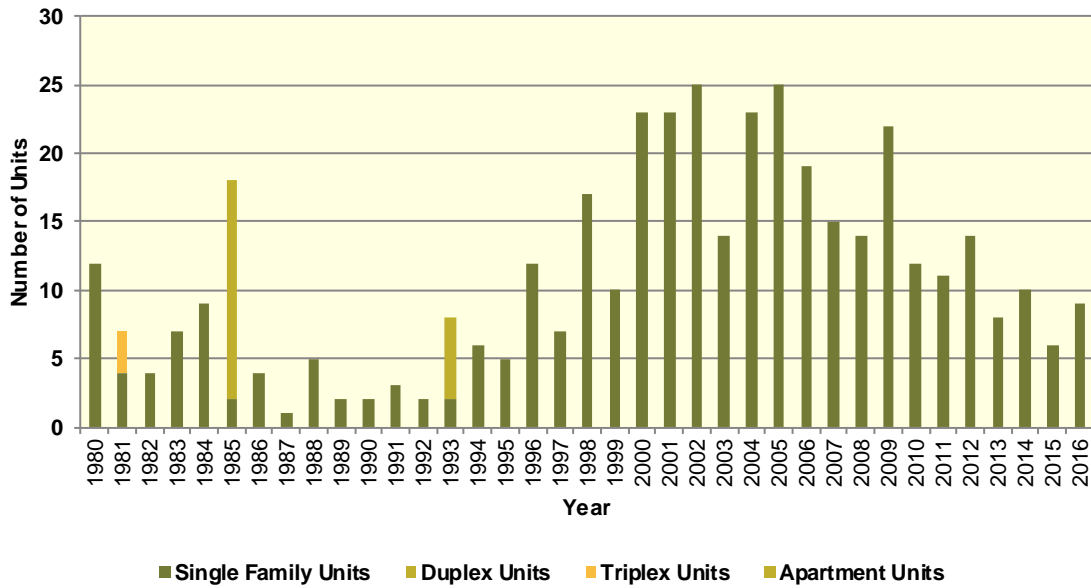
### Diagram II.37.8 Single Family Permits

Fremont County  
Census Bureau Data, 1980–2016



### Diagram II.37.9 Total Permits by Unit Type

Fremont County  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table II.37.37. In 2016, there were 3,435 housing units, up from 3,514 in 2000. Single-family units accounted for 88.3 percent of units in 2016, compared to 84 in 2000. Apartment units accounted for 2.2 percent in 2016, compared to 2.3 percent in 2000.

<b>Table II.37.37</b>				
<b>Housing Units by Type</b>				
Fremont County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,951	84%	3,034	88.3%
Duplex	41	1.2%	32	0.9%
Tri- or Four-Plex	161	4.6%	118	3.4%
Apartment	82	2.3%	76	2.2%
Mobile Home	277	7.9%	175	5.1%
Boat, RV, Van, Etc.	2	0.1%	0	0%
<b>Total</b>	<b>3,514</b>	<b>100.0%</b>	<b>3,435</b>	<b>100.0%</b>

Some 89.3 percent of housing was occupied in 2010, compared to 91 percent in 2000. Owner-occupied housing changed -3.9 percent between 2000 and 2010, ending with owner-occupied units representing 74.8 percent of unit. Vacant units changed by 16.5 percent, resulting in 367 vacant units in 2010.

<b>Table II.37.38</b>					
<b>Housing Units by Tenure</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,199	91%	3,064	89.3%	-4.2%
Owner-Occupied	2,383	74.5%	2,291	74.8%	-3.9%
Renter-Occupied	816	25.5%	773	25.2%	-5.3%
Vacant Housing Units	315	9%	367	10.7%	16.5%
<b>Total Housing Units</b>	<b>3,514</b>	<b>100.0%</b>	<b>3,431</b>	<b>100.0%</b>	<b>-2.4%</b>

Table II.37.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,435 housing units. An estimated 75.1 percent were owner-occupied, and 13.6 percent were vacant.

<b>Table II.37.39</b>				
<b>Housing Units by Tenure</b>				
Fremont County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,064	89.3%	2,969	86.4%
Owner-Occupied	2,291	74.8%	2,230	75.1%
Renter-Occupied	773	25.2%	739	24.9%
Vacant Housing Units	367	10.7%	466	13.6%
<b>Total Housing Units</b>	<b>3,431</b>	<b>100.0%</b>	<b>3,435</b>	<b>100.0%</b>

Households by household size are shown in Table II.37.40. There were a total of 3,064 households in 2010, up from 3,199 in 2000. One person households changed by -0.2 percent



between 2000 and 2010, while two person households changed by 0.3 percent. Three and four person households changed by -6.5 and -18.1 respectively, representing 13.7 percent and 10.5 percent of the population in 2010.

<b>Table II.37.40</b>					
<b>Households by Household Size</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	840	26.3%	838	27.3%	-0.2%
Two Persons	1,216	38%	1,220	39.8%	0.3%
Three Persons	448	14%	419	13.7%	-6.5%
Four Persons	393	12.3%	322	10.5%	-18.1%
Five Persons	201	6.3%	163	5.3%	-18.9%
Six Persons	75	2.3%	70	2.3%	-6.7%
Seven Persons or More	26	0.8%	32	1%	23.1%
<b>Total</b>	<b>3,199</b>	<b>100.0%</b>	<b>3,064</b>	<b>100.0%</b>	<b>-4.2%</b>

Households by income is shown in Table II.37.41. Households earning more than \$100,000 per year represented 20.2 percent of households in 2016, compared to 4.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.9 percent of households in 2010, compared to 23.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.2 percent of households in 2016, compared to 17.9 percent in 2000.

<b>Table II.37.41</b>				
<b>Households by Income</b>				
Fremont County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	575	17.9%	302	10.2%
\$15,000 to \$19,999	230	7.2%	194	6.5%
\$20,000 to \$24,999	239	7.5%	151	5.1%
\$25,000 to \$34,999	445	13.9%	311	10.5%
\$35,000 to \$49,999	601	18.7%	426	14.3%
\$50,000 to \$74,999	755	23.5%	679	22.9%
\$75,000 to \$99,999	211	6.6%	305	10.3%
\$100,000 or More	152	4.7%	601	20.2%
<b>Total</b>	<b>3,208</b>	<b>100.0%</b>	<b>2,969</b>	<b>100.0%</b>

Table II.37.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 8 percent and 1.5 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 12.6 percent, 6.7 percent, and 8.4, respectively. Housing units built prior to 1939 represented 34.2 percent of households in 2016.



<b>Table II.37.42</b>				
<b>Households by Year Home Built</b>				
Fremont County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,435	44.9%	1,014	34.2%
1940 to 1949	209	6.5%	203	6.8%
1950 to 1959	313	9.8%	254	8.6%
1960 to 1969	358	11.2%	391	13.2%
1970 to 1979	500	15.6%	374	12.6%
1980 to 1989	177	5.5%	198	6.7%
1990 to 1999	207	6.5%	250	8.4%
2000 to 2009	.	.	239	8%
2010 or Later	.	.	46	1.5%
<b>Total</b>	<b>3,199</b>	<b>100.0%</b>	<b>2,969</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.37.43. An estimated 90 percent of white households occupy single family homes, while 100 percent of black households do. Some 2.3 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 100 percent of American Indian households occupy single family homes.

<b>Table II.37.43</b>							
<b>Distribution of Units in Structure by Race</b>							
Fremont County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	90%	100%	100%	0%	0%	100%	85.7%
Duplex	0.7%	0%	0%	0%	0%	0%	14.3%
Tri- or Four-Plex	3.2%	0%	0%	0%	0%	0%	0%
Apartment	2.3%	0%	0%	0%	0%	0%	0%
Mobile Home	3.8%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.37.44. An estimated 18.8 percent of vacant units were for rent in 2010, a 11.3 percent change since 2000. In addition, some 15.3 percent of vacant units were for sale, a change of -28.2 percent between 2000 and 2010. "Other" vacant units represented 41.7 percent of vacant units in 2010. This is a change of 64.5 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



<b>Table II.37.44</b>					
<b>Disposition of Vacant Housing Units</b>					
Fremont County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	62	19.7%	69	18.8%	11.3%
For Sale	78	24.8%	56	15.3%	-28.2%
Rented or Sold, Not Occupied	26	8.3%	30	8.2%	15.4%
For Seasonal, Recreational, or Occasional Use	56	17.8%	59	16.1%	5.4%
For Migrant Workers	0	0%	0	0%	0%
Other Vacant	93	29.5%	153	41.7%	64.5%
<b>Total</b>	<b>315</b>	<b>100.0%</b>	<b>367</b>	<b>100.0%</b>	<b>16.5%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.37.45. By 2016, for rent units accounted for 13.3 percent of vacant units, while for sale units accounted for 11.6 percent. “Other” vacant units accounted for 50.9 percent of vacant units, representing a total of 237 “other” vacant units.

<b>Table II.37.45</b>				
<b>Disposition of Vacant Housing Units</b>				
Fremont County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	69	18.8%	62	13.3%
For Sale	56	15.3%	54	11.6%
Rented Not Occupied	5	1.4%	20	4.3%
Sold Not Occupied	25	6.8%	31	6.7%
For Seasonal, Recreational, or Occasional Use	59	16.1%	62	13.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	153	41.7%	237	50.9%
<b>Total</b>	<b>367</b>	<b>100.0%</b>	<b>466</b>	<b>100.0%</b>

### Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.37.46. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table II.37.46</b> <b>Overcrowding and Severe Overcrowding</b> Fremont County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	2,365	99.3%	17	0.7%	0	0%	2,382
2016 Five-Year ACS	2,197	98.5%	33	1.5%	0	0%	2,230
<b>Renter</b>							
2000 Census	784	96%	27	3.3%	6	0.7%	817
2016 Five-Year ACS	730	98.8%	9	1.2%	0	0%	2,969
<b>Total</b>							
2000 Census	3,149	98.4%	44	1.4%	6	0.2%	3,199
2016 Five-Year ACS	2,927	98.6%	42	1.4%	0	0%	2,969

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 8 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Fremont County. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.37.47</b> <b>Households with Incomplete Plumbing Facilities</b> Fremont County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,169	2,961
Lacking Complete Plumbing Facilities	30	8
<b>Total Households</b>	<b>3,199</b>	<b>2,969</b>
<b>Percent Lacking</b>	<b>0.9 %</b>	<b>0.3%</b>

There were 18 households lacking complete kitchen facilities in 2016, compared to 22 households in 2000. This was a change from 0.7 percent of households in 2000 to 0.6 percent in 2016.

<b>Table II.37.48</b> <b>Households with Incomplete Kitchen Facilities</b> Fremont County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,177	2,951
Lacking Complete Kitchen Facilities	22	18
<b>Total Households</b>	<b>3,199</b>	<b>2,969</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>0.6%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Fremont County, 10.7 of households had a cost burden and 7.8 percent had a severe cost burden. Some 24.5 percent of renters were cost burdened, and 9.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.1 percent and a severe cost burden rate of 2.8 percent. Owner occupied households with a mortgage had a cost burden rate of 7.8 percent, and severe cost burden at 11 percent.

**Table II.37.49**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Fremont County  
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	714	81%	110	12.5%	50	5.7%	8	0.9%	882
2016 Five-Year ACS	1,013	81.2%	97	7.8%	137	11%	0	0%	1,247
<b>Owner Without a Mortgage</b>									
2000 Census	768	91.4%	32	3.8%	26	3.1%	14	1.7%	840
2016 Five-Year ACS	908	92.4%	40	4.1%	28	2.8%	7	0.7%	983
<b>Renter</b>									
2000 Census	403	57.7%	103	14.8%	78	11.2%	114	16.3%	698
2016 Five-Year ACS	384	52%	181	24.5%	67	9.1%	107	14.5%	739
<b>Total</b>									
2000 Census	1,885	77.9%	245	10.1%	154	6.4%	136	5.6%	2,420
2016 Five-Year ACS	2,305	77.6%	318	10.7%	232	7.8%	114	3.8%	2,969

**Housing Problems by Income**

Table II.37.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Fremont County. As can be seen in 2017 the MFI was \$67,200, which compared to \$69,900 for the State of Iowa.

Table II.37.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 155 owner-occupied and 185 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 149 owner-occupied 69 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,390 households without a housing problem.

**Table II.37.50**  
**Median Family Income**  
 Fremont County  
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	47,600	49,100
2001	50,800	52,500
2002	50,800	53,700
2003	46,900	54,900
2004	49,800	55,800
2005	55,500	57,650
2006	55,700	57,800
2007	55,600	58,100
2008	56,400	58,500
2009	60,100	62,000
2010	60,500	62,400
2011	60,800	64,000
2012	61,600	64,800
2013	63,400	64,700
2014	63,500	65,300
2015	63,600	67,500
2016	63,000	68,400
2017	67,200	69,900

**Table II.37.51**  
**Housing Problems by Income and Tenure**  
 Fremont County  
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	10	4	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	10	20
Housing cost burden greater than 50% of income (and none of the above problems)	90	30	15	10	4	149
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	45	45	25	10	155
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	35	145	220	260	1,285	1,945
<b>Total</b>	<b>165</b>	<b>220</b>	<b>300</b>	<b>299</b>	<b>1,309</b>	<b>2,293</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	10	0	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	65	4	0	0	0	69
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	110	35	0	0	185
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	55	40	140	85	125	445
<b>Total</b>	<b>168</b>	<b>158</b>	<b>185</b>	<b>85</b>	<b>125</b>	<b>721</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	10	4	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	20	0	10	34
Housing cost burden greater than 50% of income (and none of the above problems)	155	34	15	10	4	218
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	155	80	25	10	340
Zero/negative income (and none of the above problems)	14	0	0	0	0	14
has none of the 4 housing problems	90	185	360	345	1,410	2,390
<b>Total</b>	<b>333</b>	<b>378</b>	<b>485</b>	<b>384</b>	<b>1,434</b>	<b>3,014</b>

## Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.37.52 of the 107 loans in 2016, 47 loans were for Home Purchases, 11 were for Home Improvement and 49 were for refinancing.

<b>Table II.37.52</b>				
<b>Owner-Occupied Single Family Home Loans by Loan Type</b>				
Fremont County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	41	22	59	122
2009	48	16	110	174
2010	23	18	89	130
2011	32	7	57	96
2012	36	10	94	140
2013	33	5	98	136
2014	34	12	52	98
2015	45	11	45	101
2016	47	11	49	107

Table II.37.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$98,750 in 2012 and \$111,426 in 2016. Overall, average loans were \$86,811 in 2008 and \$98,626 in 2016.

<b>Table II.37.53</b>				
<b>Owner-Occupied Single Family Home Loans by Average Loan Amount</b>				
Fremont County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$102,585	\$16,727	\$101,983	\$86,811
2009	\$101,146	\$48,563	\$117,600	\$106,713
2010	\$93,000	\$51,056	\$115,539	\$102,623
2011	\$89,375	\$25,286	\$99,140	\$90,500
2012	\$98,750	\$49,200	\$112,936	\$104,736
2013	\$114,030	\$20,600	\$97,582	\$98,743
2014	\$99,324	\$47,833	\$147,327	\$118,490
2015	\$125,356	\$67,455	\$115,756	\$114,772
2016	\$111,426	\$53,727	\$96,429	\$98,626

Table II.37.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$3,555,000 in 2012 and \$5,237,000 in 2016. Overall, average loans were \$10,591,000 in 2008 and \$10,553,000 in 2016.

<b>Table II.37.54</b>				
<b>Total Volume of Owner-Occupied Single Family Loans</b>				
Fremont County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$4,206,000	\$368,000	\$6,017,000	\$10,591,000
2009	\$4,855,000	\$777,000	\$12,936,000	\$18,568,000
2010	\$2,139,000	\$919,000	\$10,283,000	\$13,341,000
2011	\$2,860,000	\$177,000	\$5,651,000	\$8,688,000
2012	\$3,555,000	\$492,000	\$10,616,000	\$14,663,000
2013	\$3,763,000	\$103,000	\$9,563,000	\$13,429,000
2014	\$3,377,000	\$574,000	\$7,661,000	\$11,612,000
2015	\$5,641,000	\$742,000	\$5,209,000	\$11,592,000
2016	\$5,237,000	\$591,000	\$4,725,000	\$10,553,000

**Survey of Rental Properties**

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.37.55 presents some basic statistics about the completed surveys.

<b>Table II.37.55</b>				
<b>Survey of Rental Properties</b>				
Fremont County				
2017 Survey of Rental Properties				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2017	2	25	16	30

Table II.37.56, shows the amount of total and vacant units with their associated vacancy rates. There were 25 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 16 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

<b>Table II.37.56</b>			
<b>Rental Vacancy Survey by Type</b>			
Fremont County			
2017 Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	0	0	0%
Apartments	25	4	16%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	0	0%
<b>Total</b>	<b>25</b>	<b>4</b>	<b>16%</b>

Table II.37.57, reports units by bedroom size. Additional details for additional unit types are reported found below.

<b>Table II.37.57</b> <b>Rental Units by Bedroom Size</b> Fremont County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	25	0	0	.	25
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>

Table II.37.58 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one-bedroom units, which had a vacancy rate of 16 percent.

<b>Table II.37.58</b> <b>Apartment Units by Bedroom Size</b> Fremont County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	25	4	16%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
<b>Total</b>	<b>25</b>	<b>4</b>	<b>16%</b>

Average market-rate rents by unit type are shown in Table II.37.59.

<b>Table II.37.59</b> <b>Average Market Rate Rents by Bedroom Size</b> Fremont County 2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$502	\$0	\$0	\$502
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$503</b>	<b>\$0</b>	<b>\$0</b>	<b>\$503</b>



The average rent and availability of apartment units is displayed in Table II.37.60. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 16 percent.

<b>Table II.37.60</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Fremont County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	25	4	16%
\$750 to \$1,000	0	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>25</b>	<b>4</b>	<b>16%</b>

Respondents were asked if utilities are included in the rent and as shown in Table II.37.61 2 respondents, or 100 percent, included some sort of utility in the rent.

<b>Table II.37.61</b> <b>Are there any utilities included with the rent?</b> Fremont County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	0
<b>% Offering Utilities</b>	<b>100%</b>

The type of utility included in the rent is shown in Table II.37.62. There were 0 respondents who included electricity, 0 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

<b>Table II.37.62</b> <b>Which utilities are included with the rent?</b> Fremont County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	2
Trash Collection	2

### Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table II.37.63 there were 25 accessible apartment units. Respondents also indicated there were a total of 21 persons with disabilities currently residing in accessible units.

<b>Table II.37.63</b> <b>Accessible Units by Bedroom Size</b> Fremont County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0		0
One	0	25	0	0		25
Two	0	0	0	0		0
Three	0	0	0	0		0
Four	0	0	0	0		0
Don't Know	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>

Table II.37.64, shows the breakdown of accessible and not accessible apartment units by bedroom size. Overall, 100 percent of all apartment units were considered accessible by survey respondents.

<b>Table II.37.64</b> <b>Apartment Units by Accessibility and Bedroom Size</b> Fremont County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	0	0	0	0%
One	0	25	25	100%
Two	0	0	0	0%
Three	0	0	0	0%
Four	0	0	0	0%
Don't know	0	0	0	0%
<b>Total</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>100%</b>

### Perceived Need for Rental Units

Table II.37.65, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.37.65</b> <b>Do you keep a waiting list?</b> Fremont County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	0
<b>Waitlist Size</b>	<b>0</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.37.66, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

<b>Table II.37.66</b> <b>How would you rate the need for renovation of existing units in the city?</b> Fremont County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	2	2	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
<b>Average Need</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The *moderate growth* scenario forecast projects household growth with the assumption of slower population and employment growth, where the *very strong growth* scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Homeownership rates were forecasted based on historical trends.

Table II.37.67, shows the *strong growth scenario* for the Fremont County. As can be seen there were 2,230 owner-occupied and 739 renter-occupied households in 2016, for a total of 2,969 households. In 2030, there will be a projected 3,112 households, of which 2,319 are projected to be owner occupied and the remaining 792 are expected to be renter-occupied.

By 2050, there are projected to be 2,229 owner-occupied households, of which 160 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 282 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 739 renter households, of which 166 renter households are expected to have incomes between 0 and 30.0 percent of median family income 188 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 2,968 occupied units by 2050, of which 327 are expected to have incomes on between 0 and 30 percent of MFI.



**Table II.37.72**  
**Housing Demand Forecast**  
 Fremont County  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	160	167	167	167	166	164	162	160
30.1-50%	215	224	224	224	223	221	218	215
50.1-80%	282	294	294	294	292	290	286	282
80.1-95%	225	234	234	234	233	231	228	225
95.1-115%	273	284	284	284	282	280	276	272
115+%	1,075	1,121	1,118	1,118	1,113	1,103	1,090	1,074
<b>Total</b>	<b>2,230</b>	<b>2,325</b>	<b>2,320</b>	<b>2,319</b>	<b>2,309</b>	<b>2,288</b>	<b>2,261</b>	<b>2,229</b>
<b>Renter</b>								
0-30%	166	182	180	178	176	173	170	166
30.1-50%	167	184	181	179	177	174	171	167
50.1-80%	188	206	203	201	199	195	192	188
80.1-95%	71	78	77	76	75	74	73	71
95.1-115%	51	56	55	54	54	53	52	51
115+%	96	106	104	103	102	100	98	96
<b>Total</b>	<b>739</b>	<b>811</b>	<b>800</b>	<b>792</b>	<b>782</b>	<b>770</b>	<b>756</b>	<b>739</b>
<b>Total</b>								
0-30%	327	350	347	345	342	338	332	327
30.1-50%	382	408	405	403	400	395	389	382
50.1-80%	470	500	497	495	491	485	478	470
80.1-95%	296	312	311	310	308	305	300	296
95.1-115%	323	340	338	338	336	333	328	323
115+%	1,171	1,226	1,222	1,221	1,215	1,203	1,188	1,171
<b>Total</b>	<b>2,969</b>	<b>3,136</b>	<b>3,120</b>	<b>3,112</b>	<b>3,091</b>	<b>3,058</b>	<b>3,016</b>	<b>2,968</b>

